



GSA Public Buildings Service

*October 19, 2015*

TRUMP INTERNATIONAL HOTEL  
Stephen H. Dalton, AIA  
The Trump Old Post Office LLC  
1100 Pennsylvania Avenue, NW  
First Floor  
Washington, DC 20004

*Via Email: [sdalton@trumporg.com](mailto:sdalton@trumporg.com)*

**RE: U.S. DEPARTMENT OF LABOR PREVAILING WAGE RESOURCE BOOK  
ALLOWABLE RATIO OF APPRENTICES/TRAINees TO JOURNEYMEN**

Dear Mr. Dalton,

In response to your request on behalf of Lend Lease [Trump's Construction Manager (CM)] for clarification concerning the application of the "allowable ratio of apprentices/trainees to journeymen" for the electricians, the U.S. Department Of Labor has advised that Lend Lease seek clarification on the matter from IBEW Local 26 and the District Government's Apprenticeship Council.

Please feel free to contact me directly at (202)708-4600 should you have any questions or concerns related to this matter.

(b) (6)

Kevin M. Terry; Senior Realty Contracting Officer  
U.S. General Services Administration  
Public Building Service - National Capital Region

cc: Brett Banks, GSA  
Edmund Newman, GSA  
Shapour Ebadi, GSA

**U.S. General Services Administration**  
301 7th Street SW  
Washington, DC 20407-0001  
[www.gsa.gov](http://www.gsa.gov)



*MAY 3, 2016*

**VIA ELECTRONIC MAIL**

Trump Old Post Office LLC  
c/o The Trump Organization  
725 Fifth Avenue, 25<sup>th</sup> Floor  
New York, New York 10022  
Attention: Andrew Weiss

**Re: OLD POST OFFICE REDEVELOPMENT - APPROVAL OF – 90% COMPLETE  
CONSTRUCTION DOCUMENTS FOR THE SIGNATURE RESTAURANT**

Dear Mr. Weiss:

Reference is hereby made to that certain Work Agreement between the Administrator of General Services (“Landlord”), and Trump Old Post Office LLC (“Tenant”), which is dated as of August 5, 2013 (the “Work Agreement”).

The Submission of the 90% complete Construction Documents dated February 2, 2016 for the signature restaurant located in the Cortile of the Old Post Office are hereby approved. For the avoidance of doubt and notwithstanding any language to the contrary in Exhibit II to the Work Agreement, Landlord and Tenant agree that Landlord shall have the right to comment on any outstanding items from Exhibit X referenced in the 90% approval of Submission 4 dated August 11, 2014.

UNITED STATES OF AMERICA, acting by  
and through the Administrator of General Services

(b) (6)

Name: Kevin Terry  
Title: Contracting Officer

cc: B. Banks S. Dalton  
E. Newman D. Orowitz  
S. Ebadi I. Trump  
M. Wright



May 3, 2016

VIA ELECTRONIC MAIL

Trump Old Post Office LLC  
c/o The Trump Organization  
725 Fifth Avenue, 25<sup>th</sup> Floor  
New York, New York 10022  
Attention: Andrew Weiss

Re: OLD POST OFFICE REDEVELOPMENT - PARTIAL APPROVAL OF – 90% COMPLETE  
CONSTRUCTION DOCUMENTS FOR THE ANNEX FAÇADE

Dear Mr. Weiss:

Reference is hereby made to that certain Work Agreement between the Administrator of General Services (“Landlord”), and Trump Old Post Office LLC (“Tenant”), which is dated as of August 5, 2013 (the “Work Agreement”).

The Submission of the 90% complete Construction Documents dated January 27, 2016 for the new annex façade are partially approved. The approval that is being provided as part of this notification is for the material of the façade, the construction documents for the façade which includes the methodology for the backlighting of the façade, but DOES NOT INCLUDE approval for the intensity level of the back lighting. GSA and its review partners will work with Trump to determine an appropriate intensity of the annex façade lighting level once it is constructed and can be reviewed with all other site lighting installed and in operation.

For the avoidance of doubt and notwithstanding any language to the contrary in Exhibit II to the Work Agreement, Landlord and Tenant agree that Landlord shall have the right to comment on any outstanding items from Exhibit X referenced in the 90% approval of Submission 4 dated August 11, 2014.

UNITED STATES OF AMERICA, acting by  
and through the Administrator of General Services

(b) (6)

Name: Kevin Terry  
Title: Contracting Officer

cc: B. Banks S. Dalton  
E. Newman D. Orowitz  
S. Ebadi I. Trump  
M. Wright



GSA Public Buildings Service

June 24, 2016

ADMINISTRATOR  
EMPLOYMENT STANDARDS ADMINISTRATION  
WAGE AND HOUR DIVISION  
U.S. DEPARTMENT OF LABOR  
WASHINGTON, D.C. 20210  
ATTN: KEN REINSHUTTLE

Via Email: reinshuttle.ken@dol.gov

**RE: WORKER CLASSIFICATION REQUEST FROM THE CRAFTSMEN GROUP**  
**PROJECT: TRUMP INTERNATIONAL HOTEL AT THE OLD POST OFFICE**  
**ADDRESS: 1100 PENNSYLVANIA AVENUE, NW, WASHINGTON, DC 20004**  
**LEND LEASE PROJECT NO.: 1264.00**

Dear Sir or Madam,

On September 5, 2013 the U.S. General Services Administration (GSA) signed a 60 year ground lease with The Trump Organization (Trump/Tenant) for redevelopment of the Old Post Office building, land and Pavilion Annex (OPO) located at 1100 Pennsylvania Avenue, NW, Washington, DC. As the U.S. General Services Administration's (GSA) Contracting Officer responsible for administration of the ground lease, I have received a request [Letter w/ supplemental documentation attached] from Lend Lease, Trump's Construction Manager (CM), seeking the Government's assistance by way of clarification, of the proper approach to "*the way The Craftsmen Group (TCG) has classified workers and the way the workers feel they should be classified per work being performed.*"

I look forward to your response on this compliance issue. Please feel free to contact me directly at (202)708-4600 should you have any questions or concerns related to this matter.

Sincerely,

(b) (6)

Kevin M. Terry; Senior Realty Contracting Officer  
U.S. General Services Administration  
Public Building Service - National Capital Region

cc: Brett Banks, GSA  
Edmund Newman, GSA  
Shapour Ebadi, GSA

Attachments: Lend Lease Letter dated 13-May-2016 w/ Supplemental Documentation [28 Pages]

U.S. General Services Administration  
301 7th Street SW  
Washington, DC 20407-0001  
[www.gsa.gov](http://www.gsa.gov)



**GSA Public Buildings Service**

*July 7, 2015*

*Via Email & USPS*

Trump Old Post Office, LLC  
c/o The Trump Organization  
725 Fifth Avenue, 25th Floor  
New York, NY 10022  
Attn: Ivanka Trump

Re: Ground Lease, dated as of August 5, 2013, by and between the United States of America, acting by and through the Administrator of General Services, and Trump Old Post Office LLC (as amended, the "Lease")

Dear Ivanka

Our lease agreement requires that the Trump Organization follow all applicable Federal and District of Columbia law. A question has arisen on the above-referenced project concerning the identity and employment eligibility of personnel working on the project. We want to ensure that all personnel working on this project have been subject to screening procedures which have confirmed their employment eligibility.

Please take the following steps: (1) provide a written outline of the screening process used by your contractor, Lend Lease, to verify employment eligibility of all personnel working on site; and (2) verify that all on-site personnel have in fact provided documentation that establishes their identity and employment eligibility in compliance with immigration law.

Please respond to these requests by noon on July 8, 2015.

Sincerely,

(b) (6)

Kevin M. Terry  
U.S. General Services Administration  
National Capital Region  
Senior Realty Contracting Officer  
Public Building Service

cc: Brett Banks, GSA  
Shapour Edabi, GSA  
Edmund Newman, GSA

**CERTIFICATION OF OPENING DATE**

Pursuant to Section 4.1 of that certain Ground Lease dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord, and Trump Old Post Office LLC, as tenant, the parties hereto hereby certify that the Opening Date (as defined in the Ground Lease) occurred on October 26, 2016.

LANDLORD:

United States of America, acting by  
and through the Administrator of  
General Services

By: (b) (6)

Name:  
Title: **Kevin M. Terry**  
**Contracting Officer**  
**U.S. General Services Administration**

TENANT:

Trump Old Post Office LLC

By:   
Name: **Ivanka Trump**  
Title: **Executive Vice President**

Dated: November 2, 2016

**Trump International Hotel Washington, D.C.  
Summary of Project Costs**

	Category	Total Paid to Date as of 05/31/15
1	Hard Construction Costs	\$ (b) (4)
2	Soft Costs	
2.i.	Ground Lease Rent and Fees (prior to opening)	\$
2.ii.	Design	\$
2.iii.	Owner Construction Administration & General Conditions	\$
2.iv.	Legal & Business Advisors	\$
2.v.	Permits & Fees	\$
2.vi.	Retail Tenant Allowance & Leasing Commissions	\$
2.vii.	Insurance	\$
2.viii.	Taxes	\$
2.ix.	Start-up and Working Capital	\$
2.x.	FF&E, OS&E, Inventory and IT	\$
2.xi.	Financing Costs	\$
2.xii.	Debt Service (prior to opening)	\$
2.xiii.	Operating Shortfalls	\$
3	Contingency	\$
	<b>Total</b>	<b>\$ 41,324,219</b>

# TRUMP OLD POST OFFICE LLC

725 Fifth Avenue, 25<sup>th</sup> Floor  
New York, New York 10022

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November 1, 2016

**VIA FEDERAL EXPRESS OVERNIGHT**

United States General Services Administration  
Portfolio Management - Suite 7600  
7th & D Streets, S.W.  
Room 7660  
Washington, D.C. 20407  
Attn: Kevin Terry

Re: Written Notice of Opening Date

Dear Mr. Terry:

Reference is hereby made to that certain Ground Lease, dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord and Trump Old Post Office LLC, as tenant (as amended through the date hereof, the "Ground Lease"). All capitalized terms used but not defined in this Letter shall be defined in the Ground Lease.

As required pursuant to Section 4.1 of the Ground Lease, Tenant hereby provides written notice to Landlord that the Opening Date occurred on October 26, 2016. Please countersign the certificate enclosed herewith to confirm the same and return it to the Tenant's attention at the address above.

Trump Old Post Office LLC

By:   
Name: Ivanka Trump  
Title: Executive Vice President

cc:

United States General Services Administration  
Office of Regional Counsel, Suite 7048  
7th & D Streets, S.W.  
Washington, D.C. 20407  
Attn: Regional Counsel  
(VIA FEDERAL EXPRESS OVERNIGHT)

Reno & Cavanaugh PLLC  
455 Massachusetts Avenue, NW, Suite 400  
Washington, DC 20001  
Attn: Barbara Wachter Needle, Esq.  
(VIA FEDERAL EXPRESS OVERNIGHT)

**CERTIFICATION OF OPENING DATE**

Pursuant to Section 4.1 of that certain Ground Lease dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord, and Trump Old Post Office LLC, as tenant, the parties hereto hereby certify that the Opening Date (as defined in the Ground Lease) occurred on October 26, 2016.

LANDLORD:

United States of America, acting by  
and through the Administrator of  
General Services

By: \_\_\_\_\_  
Name:  
Title:

TENANT:

Trump Old Post Office LLC

By:  \_\_\_\_\_  
Name: Ivanka Trump  
Title: Executive Vice President

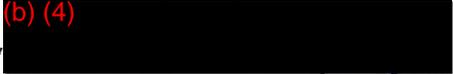
Dated: November 2, 2016

**CERTIFICATION OF OPENING DATE**

Pursuant to Section 4.1 of that certain Ground Lease dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord, and Trump Old Post Office LLC, as tenant, the parties hereto hereby certify that the Opening Date (as defined in the Ground Lease) occurred on October 26, 2016.

LANDLORD:

United States of America, acting by  
and through the Administrator of  
General Services

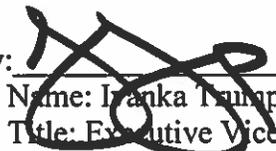
By  (b) (4)

Name:

Title: **Kevin M. Terry**  
**Contracting Officer**  
**U.S. General Services Administration**

TENANT:

Trump Old Post Office LLC

By:  \_\_\_\_\_  
Name: **Ivanka Trump**  
Title: **Executive Vice President**

Dated: November 2, 2016

# TRUMP OLD POST OFFICE LLC

725 Fifth Avenue, 25<sup>th</sup> Floor  
New York, New York 10022

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November 28, 2016

**VIA FEDERAL EXPRESS OVERNIGHT**

United States General Services Administration  
Portfolio Management - Suite 7600  
7th & D Streets, S.W.  
Room 7660  
Washington, D.C. 20407  
Attn: Kevin Terry

Re: Letter of Credit

Dear Mr. Terry:

Reference is hereby made to that certain Ground Lease, dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord and Trump Old Post Office LLC, as tenant (as amended through the date hereof, the "Ground Lease"). All capitalized terms used but not defined in this Letter shall be defined in the Ground Lease.

As you are aware, the Opening Date occurred on October 26, 2016. Therefore, in accordance with Section 34.1(a) of the Ground Lease, I would appreciate it if the Landlord would take the following actions:

- Notify JP Morgan Chase Bank that the Letter of Credit should be cancelled. The notice requesting cancellation should be sent to JP Morgan Chase Bank, Global Trade Services, 131 South Dearborn, 5th Floor, Chicago, IL 60603 with a reference to Letter of Credit Account Number: CTCS-727127; and
- Sign and date the letter attached hereto as Exhibit A and return the same to Raymond Flores at address above together with the Letter of Credit.

Trump Old Post Office LLC

By:   
Name: Ivanka Trump  
Title: Executive Vice President

**cc: United States General Services Administration  
Office of Regional Counsel, Suite 7048  
7th & D Streets, S.W.  
Washington, D.C. 20407  
Attn: Regional Counsel  
(VIA FEDERAL EXPRESS OVERNIGHT)**

**Reno & Cavanaugh PLLC  
455 Massachusetts Avenue, NW, Suite 400  
Washington, DC 20001  
Attn: Barbara Wachter Needle, Esq.  
(VIA FEDERAL EXPRESS OVERNIGHT)**

**Exhibit A**

\_\_\_\_\_, 2016

**VIA FEDERAL EXPRESS OVERNIGHT**

Trump Old Post Office LLC  
c/o The Trump Organization  
725 Fifth Avenue, 25<sup>th</sup> Floor  
New York, New York 10022  
Attn: Ivanka Trump

**Re:** Written Notice of Opening Date

Dear Ms. Trump:

Reference is hereby made to that certain Ground Lease, dated as of August 5, 2013, by and between The United States of America, acting by and through the Administrator of General Services, as landlord and Trump Old Post Office LLC, as tenant (as amended through the date hereof, the "Ground Lease"). All capitalized terms used but not defined in this Letter shall be defined in the Ground Lease.

As required pursuant to Section 34.1(a) of the Ground Lease, Landlord is hereby returning the Letter of Credit to Tenant. Landlord hereby confirms that (1) all of its rights to such Letter of Credit have terminated and (2) that it has requested that JP Morgan Chase Bank cancel the Letter of Credit.

United States of America,  
acting by and through the  
Administrator of General  
Services

By: \_\_\_\_\_  
Name:  
Title:

cc: Trump Old Post Office LLC  
c/o The Trump Organization  
725 Fifth Avenue, 25<sup>th</sup> Floor  
New York, New York 10022  
Attn: Ray Flores

# Trump Old Post Office LLC

725 Fifth Avenue, 26<sup>th</sup> Floor  
New York, NY 10022

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December 16, 2016

## BY OVERNIGHT DELIVERY

United States General Services Administration  
Portfolio Management - Suite 7600  
7th & D Streets, S.W.  
Washington, D.C. 20407  
Attention: Kevin Terry

Re: Ground Lease (as previously amended and as may be further amended from time to time, the "Lease"), dated as of August 5, 2013, between the United States of America, acting by and through the Administrator of General Services ("Landlord") and Trump Old Post Office LLC ("Tenant")<sup>1</sup>

Dear Kevin:

Please be advised that Donald J. Trump ("**Mr. Trump**") intends to assign all of his interests in Trump Old Post Office Member Corp to DJT Holdings Managing Member LLC ("**Holdings MM**"), and such assignment to Holdings MM, the "**Transfer**"). We anticipate the Transfer to be consummated no earlier than January 1, 2017.

Like the prior transfers that occurred in February 2016, the Transfer does not require Landlord's consent under Article XV of the Lease. The Trust is a Trump Family Member, and therefore a Trump Affiliate, because the Trust is a trust for the primary benefit of Mr. Trump. An executed copy of the document consummating the Transfer will be provided to you after the Transfer has been consummated.

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<sup>1</sup> Capitalized terms used but not defined herein shall have the meaning given to them in the Lease.

Please do not hesitate to contact us if you have any questions or concerns.

Very truly yours,

TRUMP OLD POST OFFICE LLC,  
a Delaware limited liability company

By:   
Name: Adam L. Rosen  
Title: Authorized Signatory

cc: United States General Services Administration  
Office of Regional Counsel, Suite 7048  
7<sup>th</sup> & D Streets, S.W.  
Washington, DC 20407  
Attn: Regional Counsel

Reno & Cavanaugh PLLC  
455 Massachusetts Avenue, NW, Suite 400  
Washington, DC 20001  
Attn: 

# Trump Old Post Office LLC

725 Fifth Avenue, 26<sup>th</sup> Floor  
New York, NY 10022

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December 29, 2016

## BY OVERNIGHT DELIVERY

United States General Services Administration  
Portfolio Management - Suite 7600  
7th & D Streets, S.W.  
Washington, D.C. 20407  
Attention: Kevin Terry

Re: Ground Lease (as previously amended and as may be further amended from time to time, the “Lease”), dated as of August 5, 2013, between the United States of America, acting by and through the Administrator of General Services (“Landlord”) and Trump Old Post Office LLC (“Tenant”)<sup>1</sup>

Dear Kevin:

Please be advised that the Ivanka Trump Revocable Trust dated August 13, 2010 may transfer its interests in Ivanka OPO LLC to another trust (the “IT Transfer”). In the event it occurs, we anticipate the IT Transfer to be consummated before January 20, 2017. Please note that the IT Transfer is a transfer of a non-Controlling interest in Tenant and does not require Landlord’s consent under Article XV of the Lease. For your reference, attached hereto as Exhibit A is a true and correct Organizational Chart as of the date hereof, and attached hereto as Exhibit B is the Organizational Chart that will be true and correct following the consummation of both the IT Transfer (if it occurs) and the Transfer referenced in that certain notice letter sent by Tenant to Landlord on December 16, 2016.

We will keep you updated as to the status of the IT Transfer and notify you in the event the IT Transfer will not be consummated.

Please do not hesitate to contact us if you have any questions or concerns. Thank you.

[Signature Page Follows]

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<sup>1</sup> Capitalized terms used but not defined herein shall have the meaning given to them in the Lease.

Very truly yours,

**TRUMP OLD POST OFFICE LLC,**  
a Delaware limited liability company

(b) (6)

By: \_\_\_\_\_

Name: Adam L. Rosen

Title: Authorized Signatory

cc: United States General Services Administration  
Office of Regional Counsel, Suite 7048  
7<sup>th</sup> & D Streets, S.W.  
Washington, DC 20407  
Attn: Regional Counsel

Reno & Cavanaugh PLLC  
455 Massachusetts Avenue, NW, Suite 400  
Washington, DC 20001  
Attn: (b) (6)

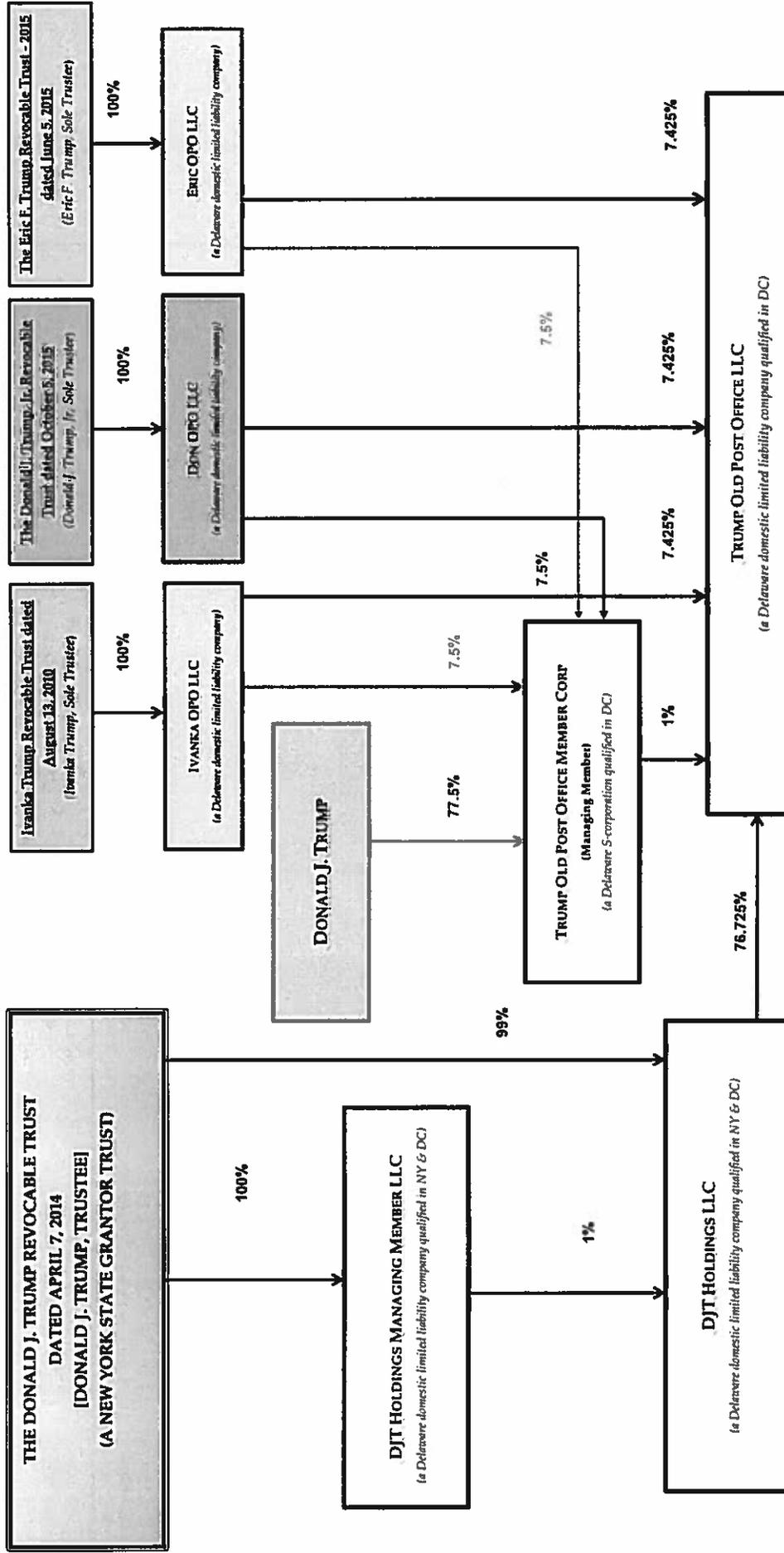
**Exhibit A**

(see attached)

# TRUMP OLD POST OFFICE LLC

## Structure Chart

REVISED 3/2016

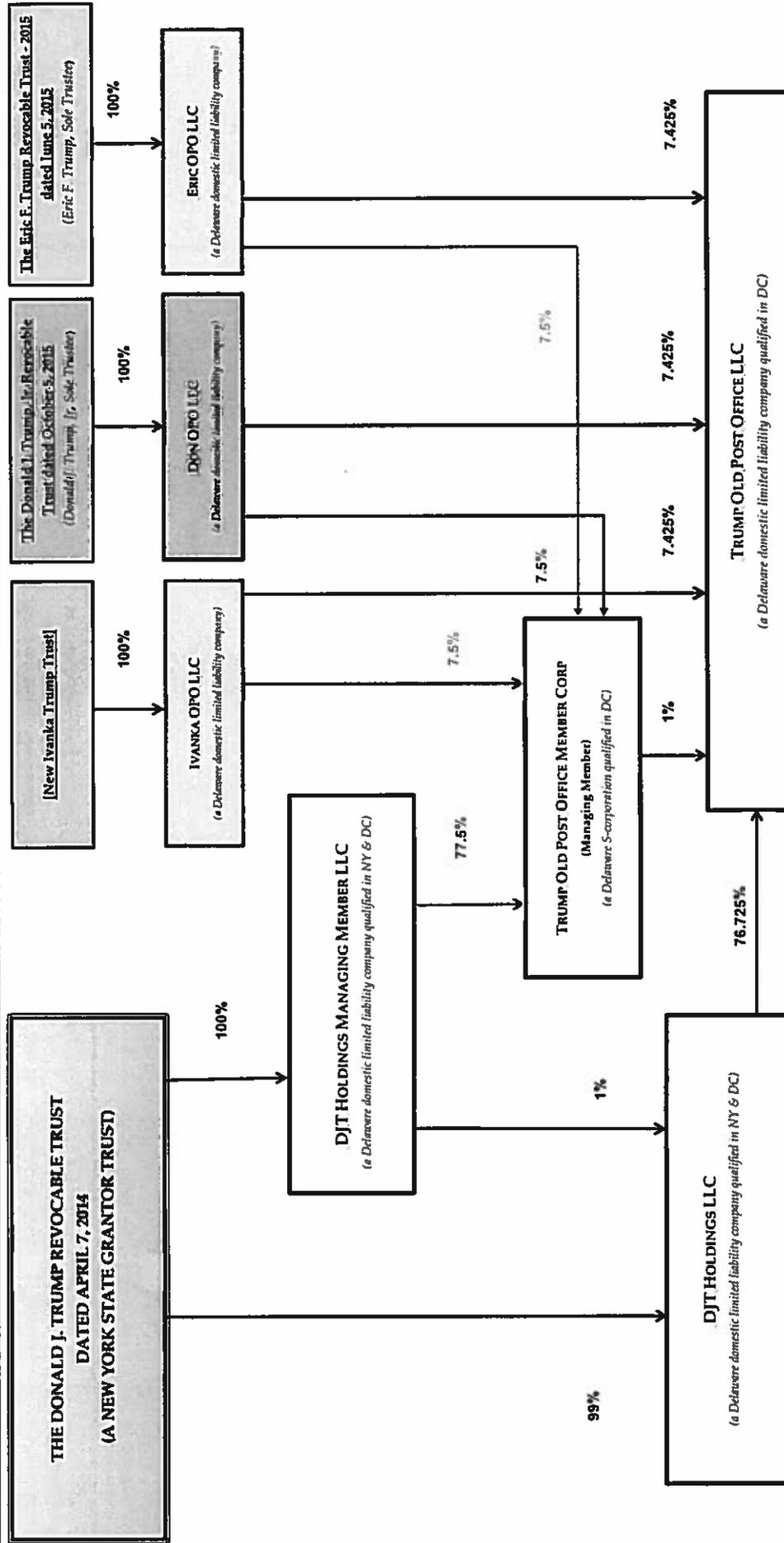


**Exhibit B**

(see attached)

# TRUMP OLD POST OFFICE LLC

## Structure Chart



# Trump Old Post Office LLC

725 Fifth Avenue, 26<sup>th</sup> Floor  
New York, NY 10022

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January 11, 2017

## VIA EMAIL AND OVERNIGHT DELIVERY

United States General Services Administration  
Portfolio Management - Suite 7600  
7th & D Streets, S.W.  
Washington, D.C. 20407  
Attention: Kevin Terry

Re: Ground Lease (as previously amended and as may be further amended from time to time, the “**Lease**”), dated as of August 5, 2013, between the United States of America, acting by and through the Administrator of General Services and Trump Old Post Office LLC<sup>1</sup>

Dear Kevin:

In connection with my letter to you dated December 16, 2016, regarding the transfer by Donald J. Trump of his interests in Trump Old Post Office Member Corp to DJT Holdings Managing Member LLC (the “**Transfer**”), as requested, attached hereto as Exhibit A is a copy of the current Organizational Chart, and attached hereto as Exhibit B is a copy of the Organizational Chart that will be current following the consummation of such Transfer. As discussed, we anticipate the Transfer to be consummated on January 19, 2017, at which time we will send you a copy of the executed transfer document.

Please do not hesitate to contact us if you have any questions or concerns.

Very truly yours,

TRUMP OLD POST OFFICE LLC,  
a Delaware limited liability company

By:   
Name: Adam L. Rosen  
Title: Authorized Signatory

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<sup>1</sup> Capitalized terms used but not defined herein shall have the meaning given to them in the Lease.

cc: United States General Services Administration  
Office of Regional Counsel, Suite 7048  
7<sup>th</sup> & D Streets, S.W.  
Washington, DC 20407  
Attn: Regional Counsel

Reno & Cavanaugh PLLC  
455 Massachusetts Avenue, NW, Suite 400  
Washington, DC 20001  
Attn: (b) (6)

Exhibit A

(see attached)

# TRUMP OLD POST OFFICE LLC

## Structure Chart

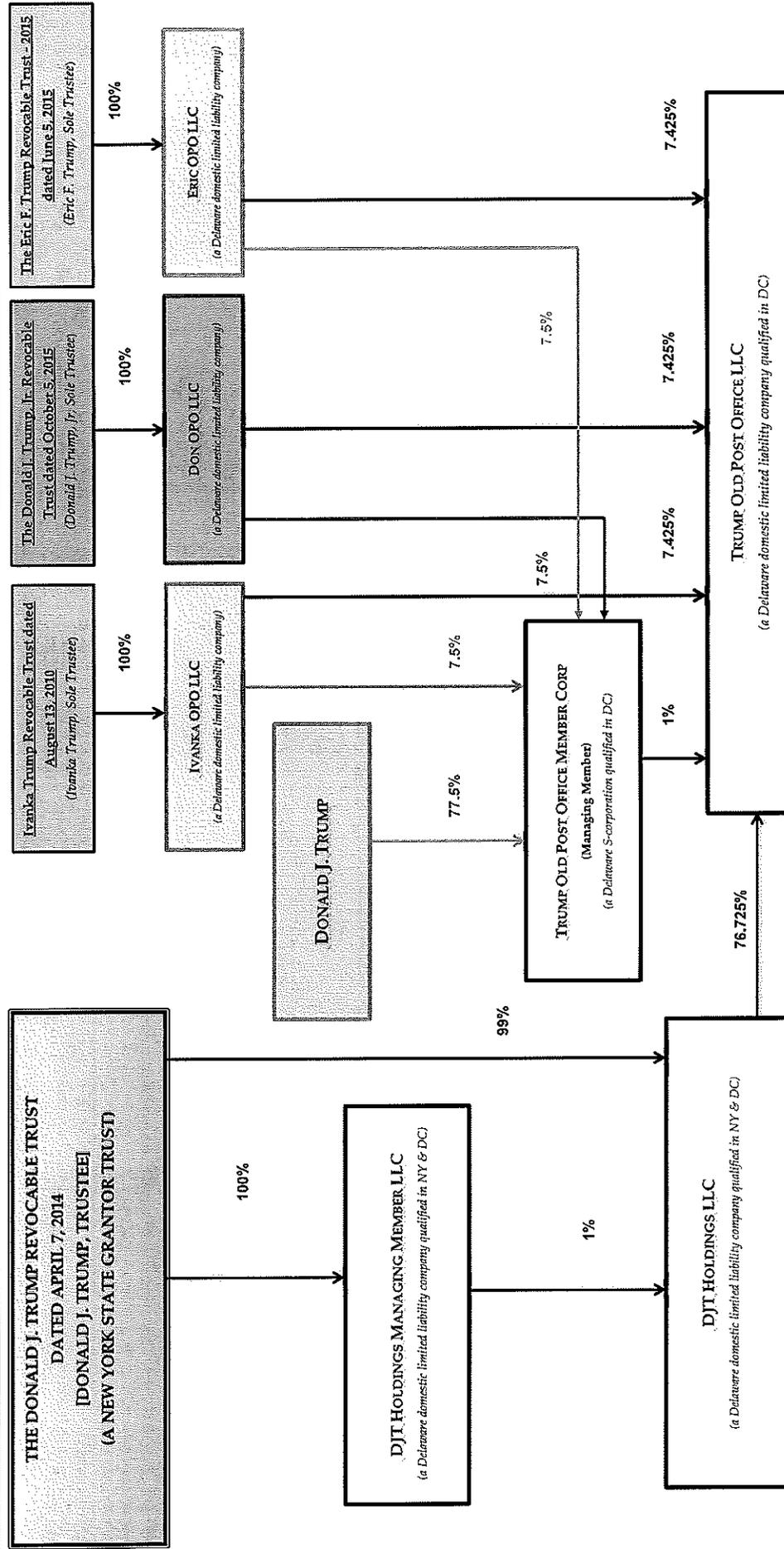
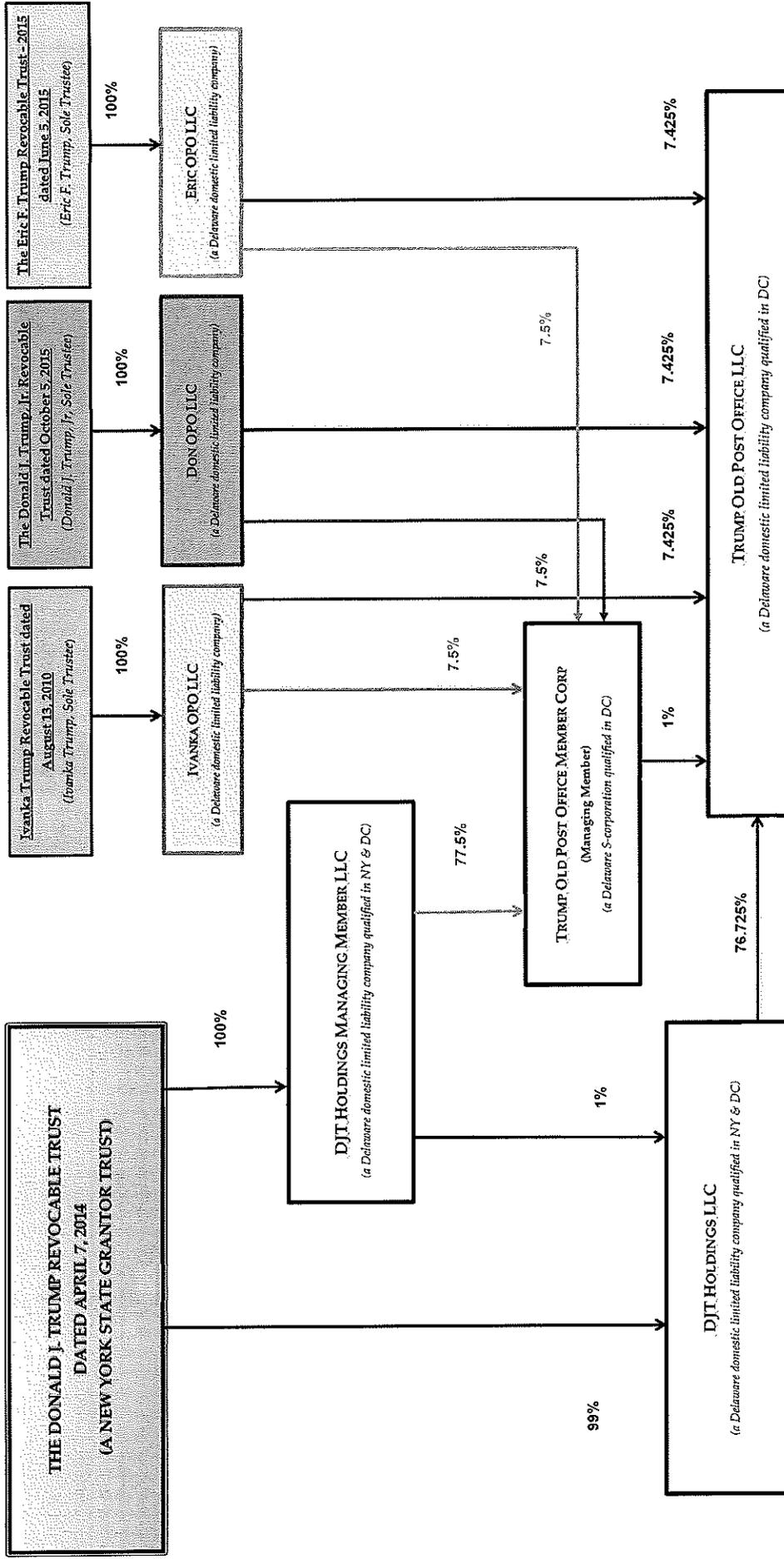


Exhibit B

(see attached)

# TRUMP OLD POST OFFICE LLC

## Structure Chart





*May 17, 2016*

**VIA ELECTRONIC MAIL**

Trump Old Post Office LLC  
c/o The Trump Organization  
725 Fifth Avenue, 25<sup>th</sup> Floor  
New York, New York 10022  
Attention: Andrew Weiss

**Re: OLD POST OFFICE REDEVELOPMENT - APPROVAL OF CONSTRUCTION  
DOCUMENTS FOR THE SPACE TO BE SUBLEASED BY STARBUCKS CORPORATION AND NOTICE TO  
PROCEED**

Dear Mr. Weiss:

Reference is hereby made to that certain Work Agreement between the Administrator of General Services (“Landlord”), and Trump Old Post Office LLC (“Tenant”), which is dated as of August 5, 2013 (the “Work Agreement”).

The Submission of the Construction Documents dated April 25, 2016 for the sublease of retail space to be occupied by Starbucks Corporation, through the Agreement of Sublease dated June 30, 2015, is approved. The Trump Organization and its Tenant must ensure that any proposed exterior signage is in full compliance with the Shipstead-Luce Act (Public Law 231-71).

Pursuant to Section 6.4.1 of the Work Agreement, this letter constitutes Landlord’s Notice to Proceed (as defined in the Work Agreement) to Tenant with respect to the space covered under the Agreement to Sublease between the Tenant and the Starbucks Corporation.

UNITED STATES OF AMERICA, acting by  
and through the Administrator of General Services

By (b) (6)  
Name: Kevin Terry  
Title: Contracting Officer

cc: B. Banks S. Dalton  
E. Newman D. Orowitz  
S. Ebadi I. Trump  
M. Wright